

Paradise Town General Plan

March 2004

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HISTORY OF PARADISE

By

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In March 1860, Joseph G. Crapo, Alvin M. Montierth, William Smith, and Barnard White who were residing at that time in Draper, Utah, decided to visit Cache Valley in hopes of finding a location for settlement. They had heard about the lush green valley with plenty of water and timber. They joined a wagon train that was going north and traveled with them until they reached Ogden's Hole. They then followed an old Indian trail north into Cache Valley. Barnard White drove the first wagon and team of mules onto Old Paradise (Avon) on April 1, 1860, in the south end of Cache Valley. The area chosen was located at the forks of East Creek and Little Bear River.

The cove where Avon is now located was very beautiful with plenty of game, water, and timber to support a community. They resolved to make this their new home, and the first thing they did was to build a small log cabin that belonged to Barnard White. With the building of this cabin they established residency. At that time the area was part of Box Elder County, and they went to Brigham City and filed on the water in all of the nearby canyons for stock watering purposes.

They returned to Draper to bring their families to the new location. On May 12, 1860, Joseph G. Crapo and Alvin M. Montierth returned with their families. On their return trip they stopped at Salt Lake City and convinced David James to join them at the new location. All of the settlers were members of the Church of Jesus Christ of Latter-day Saints, and David James had served as their branch president while they were in England.

During the summer several other families arrived among whom were William Woodhead, James Lofthouse, Enoch Rollins, Elijah Tams, Jerome Remington, Winslow Farr, Jr., Prince Albert Crapo, Charles Rollins, Leonardis Crapo, Edward Davenport, John Sperry, and Dr. Ellis, a veterinarian.

They were able to get a crop planted that year which they irrigated from springs on the east side of the Muddy or Little Bear River and they had a good harvest. Four homes were built on one side of a small road and four homes_ on the other side of the road in fort style. The following families spent the first winter on their chosen location either in the fort, small cabins, or in dugouts: David James, Joseph G. Crapo, Alvin M. Montierth, William Smith, Barnard White, William Woodhead, James Lofthouse, Enoch Rollins, Charles Rollins, Edward Davenport, John Sperry, Jerome Remington, Winslow Farr, Jr., James Bishop, Elijah Tams, Leonardis L. Crapo, Prince Albert Crapo, and Dr. Ellis.

Before the settlers arrived an old trapper by the name of Post, but more often called "Stump," had built a log cabin just south of the fort in the river bottoms. He lived by himself,

trapping and hunting. He never joined the colony. Indians attacked the trapper, killed him, and burned his cabin. The settlers found his charred bones and buried them.

As choice as the area was it had its disadvantages. The settlers were not aware the location they had chosen was one of the main camping grounds of the Indians on their way to the south and east. Every precaution was taken to protect themselves from attacks of any kind. They did follow President's Young advice of feeding the Indians rather than fighting them. Feeding them at times became a hardship as food was scarce and it meant that their families would have to go without. They remained in the fort until 1861 after an irrigation canal was completed and then they moved out onto the land to establish their farms.

The settlement was not settled under the Cache Valley ecclesiastical organization. It was soon deemed wise to organize the settlement under the Cache Valley authorities. President Ezra Taft Benson and Presiding Bishop Peter Maughan visited the settlement in February 1961, to affect an organization. At that time President Benson gave the place the name of "Paradise." He also selected David James to serve as bishop of Paradise.

The visit by Benson and Maughan points up one of the difficulties of the Paradise location. They were geographically part of Box Elder County but yet were part of the Cache Stake. On occasion the Box Elder County Court failed to recognize that there was a town in their county named Paradise.

On January 17, 1862, the Territorial Legislature passed a bill changing the Cache County boundaries to those of today. Finally, Paradise was a part of Cache County. But the Cache County Court did not pay much attention to Paradise – any more attention than Box Elder County. On August 11, 1862, precinct officers were elected as follows: Jerome Remington, Magistrate; Winslow Farr, Jr., Constable; James Bishop, Pound Keeper; Joseph G. Crapo and Enoch P. Rollins, Fence Viewers. It was not until February 9, 1863, that Paradise was made an election precinct.

During 1861, meetings were generally held in the large and commodious house erected by Alvin M. Montierth. In the fall of 1861, the first meeting-schoolhouse, a small log building, was erected at Paradise.

In March of 1864, Ezra Taft Benson ordered an official survey made of Paradise. James H. Martineau completed the survey on March 29, 1864. The streets were laid off running north and south, east and west. There were seventeen blocks with eight building lots in each block. The center block was reserved for the Tithing Office. In 1864, a new meetinghouse, a log building 18 by 27 feet, was erected at Paradise. Part of this building was subsequently moved down to the new location in 1886, and it was used as part of the new meetinghouse there.

In 1861, Henry C. Jackson arrived in Paradise. He immediately set to work putting in a sawmill. Until that time all homes were the typical log houses, which were chinked and daubed with clay. The roofs were made by putting a thick layer of willows over the poles that were laid up over the cross logs and then a heavy covering of clay was added. The sawmill allowed the settlers to upgrade their cabins and even erect new ones.

In the latter part of the summer of 1866, great clouds of grasshoppers flew upon the town and fields surrounding it and commenced feeding upon the crops of the gardens and fields. The grasshoppers also laid their eggs in great quantities. The following spring, insects hatched from these eggs and destroyed practically all the crops that had been planted. Thus, it continued alternately for six years. This became known as the "Grasshopper War" and the settlers were unable to improve their situation.

On December 25, 1867, the settlement numbered about fifty families and the day school numbered fifty scholars under the able instruction of Henry A. Shaw. One remarkable feature of the little settlement was the fact that eighteen members of the ward had been members of the Shrewsbury Branch of the Church of Jesus Christ of Latter-day Saints.

In 1867, the Church authorities decided that on account of Indian troubles, the first location, Old Paradise, was considered unsafe. It was decided that the settlement should be moved farther north down the creek. James H. Martineau surveyed the new town site.

A few families moved from the old location to the new one in the fall of 1867, but the general move took place in the spring of 1868, when about fifty families vacated Old Paradise and moved to the new town site. They brought with them their water rights and other privileges. A new ditch tapping the Muddy lower down was then commenced and constructed under rather distressing circumstances. They were not successful in getting the new ditch ready in time for early irrigation and nearly the entire crop of grain was burned up in the sun.

Also in 1868, a new meeting and schoolhouse, 26 feet by 40 feet, was built at the new location. The new town of Paradise absorbed the original Petersburg settlement where four families had spent several years alone.

Bishop James brought a large load of fruit trees from Salt Lake City, in the early 1870s, and this was the first beginning of fruit growing to any considerable extent in Paradise. The settlers strived to develop every worthwhile industry within the confines of the community, and a small cooperative store was organized in 1871. It was owned by a cooperation of laboring men.

On April 26, 1875, the inhabitants of Paradise petitioned the Cache County Court for the

organization of an irrigating district within the precinct of Paradise. The court had previously organized an Irrigating District that embraced the precincts of Paradise, Hyrum and Wellsville. The court ordered that so much of said district as was within the precinct of Paradise laying East of Little Bear River be organized with a separate Irrigating District with the proportion of water already granted to said precinct except the right-of-way for Hyrum canal running through the same.

In 1897, construction was started for a new three-room brick school building. School was held in the new building in 1897-1898. An addition of three rooms and two restrooms were added to the building in 1911-1912.

Paradise continued to prosper and progress. By the turn of the century the population numbered 739 people. They continued to upgrade their homes and an addition was added to the existing meetinghouse. A new brick tithing office was constructed in 1901 for the purpose of receiving and storing_ tithes and offerings of the Church members. The residents submitted a petition to Cache County on March 5, 1900, requesting a town corporation, but the town was not incorporated until seven years later, April 16, 1907. The first president of the town board was Samuel Oldham.

In January 1909, the town board first considered the feasibility of lighting the town with electricity, but they had to wait until 1917, when a contract was awarded to Utah Power and Light to bringing electricity to the town. By November 24th, the poles and wire were ready, and the following week the houses were connected and meters installed.

The town was also concerned about the welfare and social life of its citizens. In 1914, the Town Board secured by purchase a building suitable for a city hall. In connection therewith a jail with suitable cells was constructed for the accommodation of prisoners. By 1921, the Town Board felt it was no longer necessary to maintain a city jail and the old building was turned over to the Paradise Ward Social Advisory Board. The building was remodeled and properly fitted for use as a gymnasium. Boys and girls athletic clubs were organized and a social movement began. Basketball games, boxing, programs, and dances were held in the building. In 1931, the old schoolhouse was also turned over to the Athletic Club to be used for amusements.

On January 3, 1910, the matter of putting in a water system for the town was discussed, but it was not until September that the first definite proposal was made, and it failed outright. The people were not ready for it. For nine long years the idea was kept alive and presented to the people at every opportunity. In 1919, financing began to take place and on September 29, 1919, a contract was signed for the construction of the water system. On December 20, 1920, the system was completed and the residents of Paradise received drinking water.

No major improvements were made to the system until the summer of 1961, when a well was drilled in the northeast part of town. In 1963, a second well was dug in the northwest part of town. A third well was drilled in 1979, located on the town square. In 1980, the town began to enlarge and replace the distribution system, reservoir, and transmission lines. In 1984, a replacement and enlargement of the upper transmission line and redevelopment of the spring took place.

In 1997, a fourth well was drilled in the mouth of Hyrum Dry Canyon, east of the East Cache Fault Line.

Along with other Valley residents, the residents of Paradise fell prey to the Spanish Influenza in the fall of 1918. They complied with all rules and regulations in regard to the disease. People were not allowed outside their own communities without wearing a mask. By December 18th, six people had died from the influenza and funerals were held outdoors. All indoor meetings had been discontinued early in October. It wasn't until February 1919, that indoor public meetings were held for the first time after being discontinued due to the disease.

In September 1940, work began on the new school gymnasium-auditorium. The structure consisted of a combination gymnasium-auditorium, a stage, fully equipped kitchen, banquet room, a town office, and dressing and shower rooms. The structure became the center for all social activities for the community.

With the bombing of Pearl Harbor on December 7, 1941, America entered World War II, and the town became involved in the activities connected with the war. Many young men and women from Paradise and Avon have served their country over the years, and we are deeply proud of them.

In 1948, streetlights were installed in the town, and in 1964, Paradise was connected to the Mountain Fuel natural gas system. With the completion of the Porcupine Reservoir in 1963, Paradise was blessed with additional irrigation water. In August 1972, the Paradise Irrigation Company began installation of a new pressurized irrigation system. The system was completed for the 1973 irrigation season.

The Cache County School District initiated a school consolidation program in 1968, and the Paradise school was closed. The elementary students were enrolled at Lincoln Elementary School at Hyrum. The school had been the center of various types of activities throughout the years and it was a great loss to the community. The town later obtained the old schoolhouse building and gymnasium and property from the Cache County School District.

The town has developed two beautiful picnic areas, tennis courts, playground areas, softball fields, multipurpose courts and various soccer fields. In 1984, they renovated part of the gymnasium for use as a fire station, and in 1985, a new city office and community room was

completed in the other half of the gymnasium that was not being occupied by the fire department.

On August 24, 1991, a community celebration known as "Trout and Berry Days" was held and has been an annual celebration since that time. It is held on the last Saturday of August and is an enjoyable day for everyone. Activities have included a flag ceremony, pancake breakfast, parade, turkey shoot, golf tournament, rodeo, commercial booths, live trout scramble, mud volleyball, berry pie eating contest, auction, trout dinner, entertainment, and a street dance.

The town has tried to maintain a rural atmosphere and is a peaceful, beautiful community. The town board is always striving to improve the community in every way possible to make the community a desirable place to live and raise a family.

The 2004 Paradise Town General Plan

1.0 INTRODUCTION & BACKGROUND

The Paradise Town General Plan is designed to be a decision making tool as well as a general master plan for guiding growth and development in Paradise. It provides an officially adopted guide to future development for the Town Council, Planning Commission, Board of Adjustments and other concerned governmental entities, committees, residents, property owners, business people and others interested in the future of Paradise Town. This General Plan updates the Comprehensive Plan of Paradise Town of 1987, and in effect since that time. The General Plan updates, guides, builds on and ties together several other plans or projects that have been completed or are being completed, including:

- The Paradise Town Comprehensive Plan of 1987
- The Paradise Town Zoning Ordinance of 1975 as amended
- The Paradise Town Subdivision Ordinance of 1986 as amended
- The Paradise Town Official Annexation Declaration 2002
- The Paradise Town Water System Master Plan and Reservoir Siting Study of 2003

While some of these studies and documents have focused on specific problems and concerns, they all share a common thread or relationship to land use planning in Paradise Town and all play a valuable roll.

The Paradise General Plan uses not only the technical results of these studies, but also the ideas and criticisms that surfaced in the development of these plans and studies. A great deal of work has been performed by the Town Council and Planning Commission(s) over the last couple of years along with public input to shape this General Plan. These efforts and comments have been shaped into a series of goals, objectives and policies which reflect the direction of the Town officials, citizens and development interests. These goals are the ends the Town would like to attain, the objectives begin to detail the means to the goals, and the policies show how the objectives may be achieved or implemented and/or when they should be implemented. The goals and objectives are intentionally general in nature in order to allow flexibility in achieving them

Implementation strategies will be developed, as appropriate, to outline specific steps that may be taken to achieve the objectives of the General Plan. In some cases, the implementation strategies will suggest additional steps that need to be taken to more clearly define objectives and/or the steps to reach the objectives. This document is not intended to commit the Town Council or Planning Commission to specific courses of action, but to rather clearly define the end products which the Town desires to attain.

The means by which the land use patterns described in this General Plan will be achieved are not entirely certain. There are a variety of different legal and policy approaches to shaping land

development, ranging from the zoning of property, to incentive programs to encourage certain uses, to public involvement and acquisition or preservation of land to ensure that it is maintained in a certain use in perpetuity. Certain ordinances, including mainly, the Paradise Land Management and Development Code will put many of the objectives outlined in this General Plan in a Code form that may be interpreted and implemented or applied by the Planning Commission and uniformly enforced by the Town Council.

This plan is organized into 10 elements or subject areas, as well as a general section addressing items of overall community importance, this introduction and the Land Use Map(s). The Land Use Map Element(s) of the General Plan are the focus of this planning effort. It shows the development character that the Town has currently achieved. The General Plan defines the character that the Town should achieve, as well as how to achieve it and the course of public policy and regulation. The sequencing of any development must occur logically to eliminate the additional costs of public facilities to the community which accompany leap-frog or disorderly and aggressive development. Close coordination and the implementation of interlocal agreements with Cache County must occur if the Town is to expand in an orderly and controlled fashion. Controls must be instituted to ensure that new development projects adhere to accepted standards and pay their share of the costs or burdens on public facilities, so existing residents do not pay for improvements strictly required for the new growth.

It is important to understand the relationship of the General Plan to the Zone District Map and the Land Management and Development Code. While similar, they are not the same. The General Plan provides a general direction in terms of land use the Town hopes to achieve over time. It has been developed with an eye toward the future rather than for the purpose of current regulation. On the other hand, the zoning map and the Land Management and Development Code represent local regulations as they exist at the moment. It is anticipated however that the zoning map and development code will be adopted or revised in conjunction with the implementation of this General Plan to help codify the objectives and policies of this plan. The development code and zoning map may need further revisions and/or additional ordinances to achieve the full intent of this General Plan over time, but this continuing process of refinement and improvement to Town Codes is proper and desirable to ultimately achieve the goals of this General Plan. The General Plan needs to be a visionary document which provides guidance for decision making. It should not only anticipate the future direction of development, but also provide a framework which can be used to evaluate options and make consistent decisions on situations which are not anticipated. This framework should also be improved upon in the future as conditions change and the Town's goals may be modified. A dynamic General Plan that can be modified or added to on at least a five year schedule is desirable.

This plan was started on January 1st, 2003, after a survey down in April 2002 regarding these issues. Over the period of two years, numerous Town Council and Planning Commission meetings as well as "brain storming" sessions were held. With public involvement, this document as well as a new Land Management and Development Code and Zoning Map were

prepared and adopted. The citizen comments received during this process, as well as relevant comments from meetings on other planning related subjects form an integral part of this plan. As small as Paradise is, it is a Town of community and spirit.

2.0 OVERALL TOWN VISION & GOAL

Paradise Town was founded by Joseph G. Crapo, Alvin M. Montierth, William Smith, and Barnard White as a pioneer settlement. These pioneers came to this area because they had heard about the valley with plenty of water and timber. These pioneer chose the area located at the forks of East Creek and Little Bear River. That pioneer spirit has carried through to present and is what makes Paradise such a pleasant place to live and work. The Paradise Trout & Berry Celebration has become an integral part of our community as a celebration of our heritage and community spirit. The celebration is an achievement of hundreds of hours of donated time by 'town folk' with all profits going back into the Town coffers. Yes, Paradise is a beautiful place to live. but the people and community spirit are what give this small rural Town its character. 'It would be nice if the gates were closed twenty years ago', is a statement spoken often by many of the "old timers" in Town. But the reality is, they will continue to come. They will come for a time to just enjoy what was created by these "Paradise Pioneers". After a while however, they will just come.

Paradise has experienced little to moderate growth since its meager beginnings. Since the building boom that hit Cache County in about 1991, the growth has been escalating at alarming rates. Cache County is now the fastest growing County in the State. Cache County and its Cities and Towns have the task of dealing with this rapid expansion, caused by two main reasons. First, Cache County has reached a population which is attractive to both businesses that need a dependable work force and those that are providing goods and services to Cache Valley residents.

Second, its close proximity to the Wasatch Front (40 to 90 minute drive time be a major state highway and interstate network). This has made Cache County an ideal bedroom community for the Salt Lake vicinity, but recently has caused urban growth in a communities designed for rural-agricultural growth and services.

This "bedroom" type growth impacts public services severely and does not traditionally pay for its fair share of the public service needed by the development. This scenario is impacted by an urban county, whose services are in need of being subsidized more by large industrial or business tax bases. The growth impacts hit the new homeowners pocket book, but not nearly as hard as the impacts on the long time residents of the County. These same problems are amplified even more so in Paradise's situation, a long time small rural Town faced with the prospects of becoming a suburban Third-Class City in the next 5 to 10 years.

The rapid new growth also brings with it higher property values, thus inflating artificially the taxes on long time residents. Higher property values and costs of development can attract even more upper and upper middle class to the rural region and may intensify socio-economic

differences between different classes of wage earners. Over time the new residents will demand public services more in line with the services they received in their previous abode. Many long time residents of Paradise would be very satisfied with simple and cost efficient services, or services more in line with what they grew up with.

Growth pressures now being felt in the southern portion of Cache County and the northern portion of Weber County, will push many from those areas into Paradise at a rate that is unpredictable by conventional methods. Paradise is unfortunately becoming closer and closer to Logan and the Wasatch Front. It will be a challenge to not become an suburb of these areas in the future.

It is no wonder then that the overall goal or vision of this General Plan is to preserve that natural and rural farm community or spirit. Preserving also, the accompanying open space, clean air and clean water that our families enjoy for as long as possible.

GOAL:

The Paradise Town General Plan goal or vision could be summarized as follows:

THE PARADISE TOWN GENERAL PLAN WILL GUIDE FUTURE DEVELOPMENT FOR ORGANIZED GROWTH, INDUSTRY, BUSINESS AND EMPLOYMENT OPPORTUNITIES AND WILL ENSURE THAT THERE WILL BE ADEQUATE PUBLIC FACILITIES AND SERVICES. MOST IMPORTANTLY, THE IMPACTS OF GROWTH WILL BE HANDLED IN A WAY THAT SEEKS AS ITS PRIME GOAL, TO PRESERVE THE PARADISE RURAL AGRICULTURAL QUALITY OF LIFE, PRESERVATION OF ITS NATURAL RESOURCES AND ENHANCEMENT OF ITS COMMUNITY PRIDE AND VALUES. THE PLAN WILL ALSO PROVIDE TO THE BEST OF ITS ABILITY THAT THE PEOPLE WHO HAVE INVESTED THEIR TIME, SWEAT AND MONEY YO MAKE PARADISE A CHOICE PLACE TO LIVE, WILL NOT HAVE TO CARRY THE GROWTH BURDENS OR PAY FOR THE IMPACTS OF NEW GROWTH.

2.1 IMPLEMENTATION OBJECTIVES

2.1.1 Revision and Amendment of Town Ordinances

Paradise zoning and development ordinances and maps should be revised, updated and/or amended to reflect the General Plans goals and intentions. Rural and some Urban design issues should be addressed in and enforced through these ordinances. Other Town ordinances and policies should be revised, adopted, or amended based on the General Plan goals and policies. This General Plan should specify policies to fulfill the spirit of the goals and objectives listed herein.

2.1.2 Annexation and Rezoning

All requests for rezoning or annexation should be considered in light of the land use goals and

policies of this General Plan. If land proposed to be annexed can not blend into and enhance these Plan objectives, it should not be considered for annexation. Land within Paradise or within its legal sphere of influence should be rezoned to conform with this General Plan and its Land Use Map so that all new development projects can be subject to it and benefitted thereby.

2.1.3 Capital Improvements

Capital improvements for public services and facilities should be planned and developed in a way that is closely tied to this General Plan goals and policies. Construction of utility infrastructure, municipal buildings, schools and related facilities, parks, roads and drainage systems, should follow the guidelines of this General Plan.

3.0 AMENDMENTS TO PLAN

Because this General Plan is to be used to guide development according to the aspirations and needs of the community, the viability of the plan rests in its adaptability to changing conditions. The process by which the General Plan text and Land Use Map may be amended will help ensure that

zoning decisions and plan objectives and policies are based on adequate research and input rather than on special interest or expediency. The amendment process is set forth in the following goals, objectives and policy statements.

GOAL:

TO ENSURE THAT THE PARADISE GENERAL PLAN IS ADAPTABLE AND RESPONSIVE TO THE GOALS AND VALUES OF THE PARADISE COMMUNITY.

3.1 OBJECTIVE

Encourage the regular review, update and refinement of the General Plan.

3.1.1 Policy

Require the overall evaluation and update of the Town's General Plan on an annual or regular basis.

3.1.2 Policy

Allow General Plan revisions through addition, or amendment, deletion or change.

3.1.3 Policy

The process for orderly review and update of the General Plan will be as follows:

- Application is received by the Town Planning staff identifying the section of the General

- Plan for which the amendment(s) and/or addition(s) are sought.
- Relevant data is collected and analyzed by the Town staff.
- Data is presented to the Town General Plan Committee, if organized, or the Planning Commission, if there is no need for a study committee. The findings are then studied by the Planning Commission.
- The Paradise Planning Commission will make a formal recommendation to the Town Council.
- The Town Council will conduct a public hearing to receive addition comments on the proposed amendments or additions. Following the public hearing, the Town Council can, through formal adoption, either (a) allow/deny addition(s), and/or (b) allow/deny amendment(s) to the Paradise Town General Plan.

3.2 OBJECTIVE

Encourage and foster continued citizen participation and input on all civic issues.

3.2.1 Policy

Implement a program of community awareness, preferably through a newsletter or flyer attached to water bills.

3.2.2 Policy

Publicize the goals and concepts of the Paradise General Plan, and make the plan readily available to the public.

3.2.3 Policy

Create when necessary, maintain, and support the functioning of an Paradise Town General Plan Committee. This group will be made up of as many residents as are interested in participating in planning issues.

4.0 BASIC PUBLIC SERVICES

The main challenge in dealing with any growth and development is to ensure that adequate public services and facilities are in place prior to completion of the development. These services include: fire, ambulance and police protection, water and sewer services, roads, parking, street lighting, snow plowing and storm drainage, schools and school bus services, pedestrian access ways, parks, rodeo and recreation facilities. Planning and zoning, as well as Town administrative services are also necessary. Other services include; power, telephone, cable television and natural gas. Care must always be taken so that the rate of development does not exceed the capacities of the entities which provide the services.

GOAL:

PROMOTE AND ENCOURAGE EXPANSION AND DEVELOPMENT OF PUBLIC

SERVICE FACILITIES AND INFRASTRUCTURE WITHIN THE PARADISE AREA THAT WILL SUPPORT THE EXISTING RESIDENTS AND BUSINESSES SAFELY, AND THE PLANNED GROWTH OF THE COMMUNITY. ALSO, TO ENCOURAGE FUTURE PATTERNS OF DEVELOPMENT AND LAND USE THAT REDUCE THE INFRASTRUCTURE CONSTRUCTION COST AND OPERATION AND MAKE EFFICIENT USE OF EXISTING OR PLANNED FACILITIES.

4.1 OBJECTIVE

Require development to be timed and sequenced in a manner consistent with the capacity of available public services and facilities.

4.1.1 Policy

All development, including all of its future phases, must ensure that all services required for the development are in place or constructed concurrently with the timing of the project. All required services must be active by completion of the development. Procedures are to be outlined in the Land Management and Development Code.

4.1.2 Policy

All on-site and/or off-site improvements must be completed satisfactorily and on schedule. Adequate guarantees must be in place before the final plat(s) are approved by the Town.

4.2 OBJECTIVE

Require new development to study the infrastructure impacts on the public facilities that would result from the increased burden on the services by the development.

4.2.1 Policy

A detailed public infrastructure review and study process is to be included in the Land Management and Development Code so that the developers of new projects must perform projects as outlined. A review process of the public services provided for the impacted services need also be provided.

4.2.2 Policy

Refine the development review process in the Land Management and Development Code so that the availability of services is a major consideration for permitted as well as conditional and discretionary uses of land or developments.

4.3 OBJECTIVE

Require Development to pay its fair share of the impacts created or public facilities required for the development.

4.3.1 Policy

All on-site public infrastructure and related facilities required by a development will be

constructed under Town standards and specifications and paid for by the developer.

4.3.2 Policy

All off-site public facilities required exclusively to achieve capacity, or supply for the new development will be paid for by the developer through impact fees or special assessments.

4.3.3 Policy

A fee resolution or ordinance will be developed by the town to pay for costs associated with review, outside planning, engineering, planning and zoning conditional use permits and other planning related costs, copies of codes, and general plans. Also, impact and development fees for water, sewer, public safety, roads, other infrastructure and schools may also be included and adopted. This resolution will be updated or reviewed on an annual or regular basis.

4.3.4 Policy

Involve interested and affected agencies in the Town review process for new developments. These agencies should be on a sign off list or on a signature block on any plats to ensure that they have enough data to plan for required improvements to their service(s).

4.4 OBJECTIVE

Require developers and/or public service providers to attain adequate capacity to serve the community through planned capital improvement programs.

4.4.1 Policy

Develop a Town capital improvement program for water, sewer, roads, parks and recreational facilities. Establish detailed criteria, service priorities and responsibilities of establishing and implementing the programs. Use this plan as a device to formulate and regulate impact fees, and improvement standards for new developments.

4.4.2 Policy

Build closer working relationships between the various entities that provide services to the Paradise Area to ensure that their service capabilities match the Town's growth expectations. A full range of services, including education, police and health should be considered.

4.4.3 Policy

Work with other service providers, including the Cache County School District, Fire District, and Cache County to facilitate the collection and distribution of impact fees for their respective services. Work with them in planning as well as implementation of their services to better serve existing and future customers of the Town.

4.4.4 Policy

Coordinate with service entities to develop long range plans for the sequencing of development

so that development is not allowed to create a patchwork or island(s) of service facilities that are inefficient and expensive to service or operate.

4.4.5 Policy

Require developers that have their own well water for their development to transfer water rights to Paradise Town. This will ensure that the town will continue to have adequate water rights to meet the needs of the growing community. All irrigation water shares/rights will be retained by the developer and distributed with the sale of the land.

4.5 OBJECTIVE

Implement the suggestions of the Town Water Master Plan and Reservoir Siting Study and update to meet future predictions or growth in the Town.

4.5.1 Policy

Prioritize and begin a capital improvement plan for the next ten (10) years to develop the Water systems improvements detailed in the Water Master Plan. Improvements should be accomplished as needed and by future needs on a schedule that would not overburden existing customers of Town Services.

4.5.2 Policy

On an annual basis, review and update if necessary the water fee resolutions to keep up with current and future growth demands as well as new water quality regulations.

4.6 OBJECTIVE

Design services so they do not create a heavy operational and financial burden on the Town, either currently or in the future.

4.6.1 Policy

If small developments would be better served by wells instead of connecting to the Town water system, and the well would not jeopardize the quality or quantity of the Town's existing or future planned sources of water or rights, then they may be allowed.

4.6.2 Policy

All town developments and future developments will be served by individual septic systems and will continue to do so unless, it begins to affect the quality or quantity of the Towns existing or future planned sources of water or impose health problems to adjoining properties.

4.6.3 Policy

All development projects, including individual structures on any current lot of record must pay for the total cost of required extensions of water services to their project, regardless of the distance required. Such extensions may include pipelines, valves, fire hydrants, pressure regulation valves, pumping or boosting facilities, manholes, vaults, clean-outs and storage

systems, if needed. All facilities must be built to Town standards and specifications and guaranteed as per any current Town codes. The costs of these extensions are in addition to any impact fees required for the development. Impact fees go toward developing general Town infrastructure impacted by growth and acquiring water rights.

The owner and/or installer of the facilities may enter into “aid to construction” agreements with the Town, if the Town decides that they need to participate (at the Town’s discretion) and upgrade the size or capacity beyond that needed for the project and its local. This enlargement would be for future service areas or capacities, and the Town would pay the costs of the added capacity as per the agreement. The minimum sizing of the system must however meet the current Town standards for that area.

The Town and the Developer may also enter into agreements to recoup the cost of proportionate shares of the improvements as connections are made to the extension by future growth. The developer or the Town or a combination of the two, depending on which entity(s) paid for the improvements may enter into the agreements. The recovery period shall not exceed 7 years and only future connections, between the last termination of the Town’s facilities and the end of the new extension may be recovered. Extensions added to the end of the facilities (designed to extend the services in the same manner as the previous extension) are not contributable to the original extension parties.

4.7 OBJECTIVE

Coordinate with Cache County officials to ensure that growth around Paradise Town occurs in a manner which allows the phased extension of services so that the creation of overlapping service districts and inefficient delivery of services are avoided.

4.7.1 Policy

Enter into an interlocal agreement with the County to ensure that developments around the Town meet the intentions or objectives of this General Plan and will not jeopardize the servicing of Town residents in the future. It should be assumed that the area within one mile of current Town boundaries or within the current Town annexation declaration could impact the Town or its quality of life, whether the Town has a schedule to annex that area or not. These areas should be jointly studied by the Town and the County to decide whether it would be desirable to annex the development territory, even if it is not defined or classified urban growth.

5.0 LAND USE ELEMENT

The location of land uses and intensities at which various uses are developed and managed is the most visible element of a General Plan. Paradise's mountainous geography, river valley setting, agricultural terrain and heavy snowfall impose natural constraints on the location of activities. Development must be undertaken in a careful manner in order to not destroy the natural features which are used and enjoyed by the agricultural community and residential community alike.

GOAL:

ENCOURAGE CENTER OF TOWN OUTWARD DEVELOPMENT WITH A RESPONSIVE GROWTH MANAGEMENT PROGRAM THAT PRESERVES THE RURAL AGRICULTURAL SETTING AND SENSITIVE LANDS OF THE TOWN AS WELL AS PROVIDING A DIVERSE MIX OF COMMERCIAL, RESIDENTIAL HOUSING AND SOME LIGHT INDUSTRIAL USES WITH AGRICULTURAL USES TAKING THE HIGHEST PRESERVATION PRIORITY.

5.1 OBJECTIVE

Encourage home building on existing lots inside Paradise Town before development of agricultural areas on the fringes of the Town.

5.2 OBJECTIVE

Ensure responsible growth in the Town through provisions that require available and adequate public services and facilities are existing at the time of the development impact.

5.3 OBJECTIVE

Implement land use management strategies such as agricultural preservation techniques, transfer of development rights and subdivision regulations that preserve the natural setting and resources, and the rural character of the Paradise area while providing opportunities for coordinated growth and development.

5.4 OBJECTIVE

Designate areas for commercial and some light industrial and manufacturing uses that will provide employment, tax base and service needs of the community.

5.5 OBJECTIVE

Include “Right to Farm” provisions in the Land Management and Development Code that would protect the right of the farmers and ranchers to operate their facilities in agricultural zones without infringement on traditional land and irrigation accesses and uses, or complaints regarding noise, odors or length of work hours. The provisions should protect property rights and safety of residents and livestock by providing buffers and or screening as necessary.

5.6 OBJECTIVE

Provide a minor subdivision ordinance that will make it much easier for subdivisions of 3 or less lots to be developed if they maximize open space, need no public street expansion or improvement, or other major infrastructure and meet the goals of this General Plan.

5.7 OBJECTIVE

Develop a sensitive lands ordinance and/or overlay zone that would require detailed

environmental impact statements or other studies to be performed by developers in these areas. The results of these studies would determine appropriate remediations, building capacities and/or impose appropriate development restrictions on projects influenced or sited in geological hazardous areas, areas of high erosion potential, wet lands, high water table areas and flood plains, wooded river bottoms, unsuitable building soils, and hill sides with slopes greater than 30 percent, critical wildlife habitats, high vegetation/fire danger, water shed protection and other sensitive lands or issues.

5.8 OBJECTIVE

Provide density or other incentives where development preserves in the overall design a maximum amount of private or public useable open space. Open space useable for agricultural purposes should be maximized or encouraged. Also, hillsides and ridge tops should be protected as view areas or vistas and not developed. Such open space should be permanently preserved by deed restrictions or conservation easements with a Town approved taxed Trust.

5.9 OBJECTIVE

Develop an enhancement corridor ordinance or overlay zone in the Land Management and Development Code to protect the important landscape features and aesthetic qualities found along the entrances to Paradise and critical view areas. The corridors shall be used for protection of stream crossings, landscaping, trails, view corridors, entrance features and noise barriers. These corridors shall run along the designated highway or road for a distance to be determined by site specific analysis and extend for a distance of up to 100 feet from the right-of-way line of the road.

5.10 OBJECTIVE

Rather than making agricultural uses the starting point for rezoning conversion to more urbanized land uses, make agricultural uses the highest and greatest use of land in Paradise Town. Always recognize and acknowledge that philosophy in land use decisions.

5.11 OBJECTIVE

Discourage second or seasonal home developments in the Town, especially poorly planned projects. Undesirable characteristics of such communities include: gated areas, high fire danger, unsafe single or steep access, long narrow graveled or private roads, large scattered or interspersed housing, cheap and poor cabin type architecture(s), underdeveloped/seasonal or private water systems and poor visual road cuts/fills on hillsides.

5.12 OBJECTIVE

Prohibit the use or implementation of restrictive or protective covenants in developing subdivisions. Use and compliance with the Paradise Town Zoning and Subdivision Ordinances are sufficient to manage the growth in a way that is in accordance with the desires of the Town. Prohibiting such covenants will encourage community diversity in age, race, religion, housing costs, and incomes; in an effort to treat all lots as equal throughout the town and in the eyes of

the community. This will also help ensure the integration of new citizen into the existing community, not developing separate communities on the fringes of the Town.

5.13 OBJECTIVE

From public hearings and other Town comments, it is recommended that development be controlled or restricted in some parts of the Town and vicinity. These areas are critical visual, open space vistas and/or may contain highly sensitive lands. These areas also define much of the unique character of Paradise, as opposed to other Cache County communities. They are namely:

- The wooded and wet lands of the Little Bear River bottoms.
- Agricultural lands, large & small parcels, surrounding Paradise Town on the east, west, north, and south that in danger of housing developments.

5.13.1 Policy

Strictly implement the land use objectives in this element of the General Plan by developing appropriate Town procedures, ordinances, codes and regulations in the Land Management and Development Code of Paradise Town, developing a Land Use Map, Land Suitability or Critical Lands Map and Zoning Map. Also, develop any necessary accessory ordinances to manage growth and development in the manner prescribed.

5.13.2 Policy

Work with Cache County through an interlocal type agreement to ensure that Paradise's Land Use objectives are preserved in the sensitive lands areas just outside of the Town's borders.

5.14 THE PARADISE TOWN LAND USE MAP

The General Plan Land Use Map (see figures at the end of this plan) is a representation of current and desired land uses in Paradise. The land use designations do not represent existing zoning. The map represents mainly current land uses and supports the initial goals and policies of this General Plan. It also depicts the Town's existing and future parks, open spaces, rural trails, sensitive and/or hazardous lands, and other public uses. The Land Use Map, in conjunction with these written goals and policy statements, should be used as a zoning decision-making guide which encourages orderly growth and compatibility of zones and land uses.

In preparing this plan, no significant changes in the existing Town zoning philosophies was made.

The Paradise Town Land Use Map also indicates desired land uses for areas not presently within the Town boundaries. These areas along the boundary lines are included in the current annexation declaration on file with Cache County and may possibly be sought for annexation if the land use proposals in these areas are compatible with current Town Goals and Policies.

KEY DESCRIPTIONS

Agricultural

The Agricultural areas are established to provide areas where the growing of crops and the raising of livestock can be encouraged and supported within the Town. The character and essence of Paradise Town is the Agricultural areas and all efforts to protect these areas should be encouraged. These areas are intended to protect agricultural uses from encroachment of urban development until such time as residential, commercial or industrial uses in such areas become necessary and desirable by the Town. Uses permitted in these areas, in addition to agricultural uses, must be incidental hereto and should not change the basic agricultural character of an agricultural environment. Conversion of the Agricultural uses to more urban type uses should be accomplished only in an orderly and careful manner following the General Plan, with no "leap-frog" developments into the surrounding agricultural areas.

Low Density Residential

The Low Density Residential areas are established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one-family detached dwellings on individual lots and associated uses. This land use is characterized by attractively landscaped or naturally rural lots with lawns and shrubs and natural open spaces.

Rural Residential Areas

The Rural Residential areas are established to provide areas where single family residential use and associated uses, may be harmoniously integrated with incidental agricultural pursuits. This area is intended to allow the keeping of a limited number of farm animals and fowl in conjunction with single-family dwelling units. It is intended, at the same time, to retain land in parcels large enough to provide efficient and attractive development and to encourage natural or agricultural open spaces. These areas are also intended to accommodate residential developments which are oriented to an equestrian life style. This would allow the design of a residential community which could contain non-commercial stables, training areas and equestrian or pedestrian trails an integral part of the development.

Public Facilities

The Public Facilities areas are established to provide areas for the location and establishment of facilities which are maintained for public or quasi-public use. These land uses should be created in areas which are suitable and compatible with neighboring zones, possibly providing "buffered" areas where appropriate. Uses similar to the following would be permitted in these areas:

- Automobile parking
- Parks and Arenas
- Cemeteries
- Executive, legislative & judicial functions
- Protective functions
- Postal services

- Schools and Educational services
- Miscellaneous service organizations
- Cultural activities and nature exhibitions
- Public assembly

Commercial/Retail

This land use would be for commercial endeavors ranging from light to moderate public traffic. The main area suitable for this use is the inner commercial block of Paradise as designated on the Land Use Map. This use is to be architecturally sound and compatible with the community goals and

visions associated with this document. Some light uses of this zone may be allowed in the future in certain areas along the highway, providing that residential uses are not adversely interfered with or disturbed by the use proposed.

Agricultural Forestry

This land use is similar to the low density agricultural but is imposed on lands controlled by the U.S. Forest Service or land in mountainous or remote and rugged terrain that would not be efficiently serviced by public infrastructure. This use would have a very low residential density associated with it ranging from one home per 100 acres to one home per 1000 acres and would always be part of a sensitive lands overlay type of zone.

Sensitive and Hazardous Land

These areas are dealt with by creation of an overlay type zone imposing additional requirements to the other land uses listed above. These sensitive areas are assessed in new development applications by thorough study and analysis by the developer and Town with the use suitability and mitigation measures if necessary, determined. These requirements are in addition to the requirements imposed on any land use or zone regulations that may exist below the overlays. Other smaller sensitive lands or hazardous lands may be discovered as new development(s) are applied for or areas are investigated and will also become subject to the regulations specified in the Land Management and Development Code of the Town.

5.15 PARADISE LAND SUITABILITY AND CRITICAL LANDS

The Land Suitability and Critical Lands Map(s) are a series of maps and a compilation of the overlaid maps into one general map that define lands that may not be suitable for development or use restrictions should apply. The compilation defines all areas from the individual maps and these areas become the major areas of the Sensitive Lands Overlay Zone in the Land Management and Development Code and Zoning Map and uses in these areas become subject to that portion of the code and its restrictions. Data for these maps comes from various State, Federal and County Studies and may be updated as new data is made available. These maps do not define ALL areas subject to the Sensitive Lands Code, only the obvious. Other small areas

may be deemed appropriate for application of the Code on a closer examination and on a development case by case basis. The maps delineate the following areas as sensitive:

- Public Lands
- High value or Critical wildlife habitats
- Wet lands
- Unsuitable or Critical building soils
- Obvious steep slopes over 30 percent
- Flood Plain or Areas
- High vegetation/fire danger
- Known Geologic hazards, such as faults, landslides and snow avalanche areas

6.0 ECONOMICS GOALS

While Paradise Town is still a relatively small community, the value of a strong local economy can not be over emphasized. There must be some place for local residents to work and contribute further to the build up of the Paradise economy. A healthy home-based-commercial economy starts by cutting a lot of “red-tape” and not making business licensing a major task or financial burden for small business and ends with some local jobs and a healthy tax base for the Town while protecting the rural bedroom community atmosphere with animals and gardens.

GOAL:

TO ACCOMMODATE NEW HOME BASED BUSINESSES AND PROVIDE OPPORTUNITIES FOR THE PRESERVATION AND ENHANCEMENT OF SUSTAINABLE AGRICULTURAL AND OTHER SMALL BUSINESS OPERATIONS IN THE TOWN.

6.1 OBJECTIVE

Provide appropriate land use opportunities for agriculture and home based businesses that will result in a diversity of economic opportunities for the Paradise area, while protecting and maintaining the integrity and rural atmosphere of the community.

6.1.1 Policy

Create a commercial area and develop zoning regulations governing the acceptable uses associated with small retail/service businesses.

6.2 OBJECTIVE

Preserve and enhance compatible businesses including home based businesses.

6.2.1 Policy

Set appropriate commercial areas in the Zoning and Development Code that are central to the Town and do not interfere or are detrimental to residential zones or other business uses. Minimize spot zoning throughout the Town for commercial uses.

6.2.2 Policy

Restrict or prevent commercial areas and inappropriate home based businesses in neighborhoods that would be detrimental to the character of the residential or agricultural community.

6.3 OBJECTIVE

Promote the development of small home based businesses or clean cottage type industries that have very minimal impact on Town services or land uses, i.e. traffic, noise, parking, etc...

6.3.1 Policy

Allow certain areas to be developed for small environmentally clean industries that can be compatible with agricultural or rural type land uses.

6.3.2 Policy

Make small home businesses that require no off-street parking, signs or visible or audible characteristics a permitted use in most low density residential and agricultural zones.

6.4 OBJECTIVE

Regulate the development, as much as practical, of commercial areas for improved appearance, protection of adjacent property, preservation of street function, provision of off street parking, and efficient use of municipal services.

6.4.1 Policy

Establish and regularly update strong architectural controls and site planning standards for all new commercial areas.

6.4.2 Policy

Deny non-compatible and disruptive land uses in commercial areas.

6.4.3 Policy

Regularly examine and update parking access regulations to meet present and future needs.

6.4.4 Policy

Provide adequate infrastructure sized to support commercial development and anticipated needs.

6.4.5 Policy

Coordinate commercial development with transportation planning.

6.4.6 Policy

All commercial development on major streets in the town will reflect and promote Paradise's identity and character.

6.4.7 Policy

Commercial development located adjacent to each other should blend harmoniously with single family residential and agricultural areas.

6.4.8 Policy

All ordinances and commercial standards adopted by the Town should reflect the Town's identity and personality, and work to eliminate or improve cluttered, aesthetically unpleasant commercial areas.

6.4.9 Policy

The Town should adopt a strict sign ordinance, regulating the size and placement of all signs in the Town. The ordinance should also specify aesthetic standards that will fit the rural character of the Town.

6.4.10 Policy

Encourage the placement of all underground utilities in commercial areas.

6.4.11 Policy

Implement the use of access roads, bermed landscaping, and combinations of space and landscaping to isolate high volume, high speed traffic from low volume, low speed traffic areas.

7.0 DEVELOPMENT BEYOND TOWN BOUNDARIES

PARADISE TOWN ANNEXATION POLICY PLAN

Character of the Community

Paradise Town is a bedroom community for Cache Valley residents that desire a rural environment. Paradise Town is a community with diversity of age and income. The Town consists of single family residences and small agricultural parcels. The Town's boundaries encompass most of the area which is being used for residences. There are only three small commercial lots in Paradise to date.

The entire town is currently zoned for 1-1/4 acre residential lots. In April 2002, it was determined, through public survey by the Town Council, that it should remain so. It is intended that the town develop first, upon request for annexation, 1 1/4 acre lots in a one block radius north, west, and south. We will discourage development east, at this time, because with our present infrastructure, we cannot provide adequate water service.

All additional land annexed beyond that one (1) block radius, would automatically be zoned in 5 acres lots (This statement indicates that the obvious minimum considered for annexation will be 5 acres).

In keeping the large acreage lot, we will preserve the agricultural feel of the community. This open feel of the town is part of the draw for people to move into this area. This will also decrease the need for a town sewer system.

Commercial area has been extended to a strip down 200 West street between 9000 South street to 8700 South street, as per state law. Home-based businesses in accessory buildings will be addressed for revenue and restrictions on impact to the surrounding neighborhoods.

A light industrial area was proposed for the area north-west of town (where some industrial businesses currently exist). This plan was challenged by a petition of the surrounding residents. They requested that we create a residential zone only, with exception granted for facilities that currently exist.

Need for Municipal Services

Municipal services were addressed as to the high cost of impact fees for this type of residential zoning. After all surveys and feelings were reviewed and discussed, it was decided that we will consider the 1 block radius around town in a five year infrastructure plan. We will begin by addressing impact fees for that area in particular, working outward over time in one block increments to reduce impact fees.

Garbage collection will continue to be provided by Cache County Service.

Water will be provided by the current water system. But we will need to have a reservoir under construction in order to provide additional storage to meet current recommendation.

All well water associated with property in petition for annexation will be dedicated to the town subsequent to annexation and at time of connection to the Paradise Town culinary water system. Agreement will be made with the property owner to provide the required amount of water for the development, while the town will retain the rights to excess water.

Plans for Extension of Service

It is intended that we continue to develop on a grid or block system, with consideration given to existing land marks, housing, and established state and county roads. This will create continuity throughout the town and give us orderly development. Services (water) will be extended upon development of the area under consideration.

Financing of Services

Condition of annexation will require an agreement for making off-site improvements

necessary for the development of the extended services.

Developers will continue to pay for the cost of new roads and water lines with the home owner or builder paying a buy-in fee for the whole system through impact fees (in accordance with current subdivision ordinances).

Tax Consequences

Estimate of tax consequences to the municipal residents will be minimal. Residents in the expansion area will be assessed taxes for Paradise Town on their yearly property tax assessment, once they are annexed.

Affected Entities

There were no specific disputes submitted by affected entities. They were all notified in writing. The Paradise Cemetery District representative, MelRoy Lemon, attended as well as Paradise Irrigation representative, John Lee. There were no negative or concerning comments about our proposed plan.

A concern of the Town is that rapid unincorporated growth around the Town may eventually rob the Town of its rural character and may be annexed in the future by a Council more intent on receiving the higher Tax Base. Rapid growth may affect the Town's water quality and quantity as well, even though no direct connection is made to the Town's infrastructure. Also, rapid unincorporated area growth could drive the Town into a regional sewer district prematurely.

If areas are annexed, it would be better to annex them in an undeveloped state, so that the Town's General Plan and Development Codes may have a great effect on the future destiny of the land uses. The property owners would also pay very little in taxes to the Town when the land is in the green belt status. Land with homes and businesses already developed, when annexed, cost the Town in building permit fees and some impact fee type revenues that may have gone toward enlargement of services or purchase of water rights for the new territory. This would make the new annexation a burden on existing residents and may cost both existing and future customers some future service capacity.

It becomes evident that joint cooperation with Cache County is an essential goal when development is proposed around the Town to ensure that proper impact review and analysis are performed before approval or annexations are finalized.

GOAL:

ENCOURAGE COORDINATION WITH CACHE COUNTY AND OTHER LOCAL GOVERNMENTS IN THE SOUTH CACHE AREA TO ENSURE THAT THE TOWN'S GENERAL PLAN GOALS ARE MET AND THAT DEVELOPMENT BEYOND THE TOWN'S BORDERS THAT MAY HAVE GEOGRAPHIC OR ECONOMIC IMPACT ON

THE TOWN ARE KEPT COMPATIBLE WITH THE RURAL CHARACTER OF PARADISE.

7.1 OBJECTIVE

Improve communication with Cache County, the School District, Fire Protection District and other local jurisdictions, if necessary, to assure that development occurs in an orderly manner and protects the interests of the Town of Paradise.

7.1.1 Policy

Enter into inter-local agreements with the County and other Governmental organizations in the South Cache area that would be willing to enter into joint planning efforts in the outlying border regions or future annexation areas of Paradise Town.

7.2 OBJECTIVE

Promote the creation of area wide plans, especially a comprehensive general plan of South Cache Valley to assure that areas around Paradise are compatible with those plans in servicing visual and economical respects.

7.3 OBJECTIVE

Coordinate with the County and Cache County School District in joint planning efforts, especially in area-wide population and economic projections as well as capital improvement programs.

7.4 OBJECTIVE

Coordinate with property owners to explore ways in which the Town could participate with land owners to protect and enhance the Town's entry corridors.

7.4.1 Policy

Provide this general plan as well as other information on the Town's boundary line goals to residents in those areas and start a line of joint communication with them in the planning process.

8.0 COMMUNITY CHARACTER ELEMENT

Community design is the process by which the functional and visual relationship between people and their physical environment are planned and implemented. Community design standards are established and implemented through a Town's zoning and development ordinances, sign regulations, site plan review, and other review and permitting procedure. The Town government should directly influence land use, architecture, open space, street and transportation improvements, and landscaping of private development through design guidelines. The goals and policies of the various elements of the General Plan have been established to encourage, via the planning process, orderly growth and development and high standards for community design.

TOWN IMAGE

Although the concepts of beauty and aesthetics are very subjective, establishing certain basic guidelines can contribute to a functional, desirable and pleasing environment (see General Plan goals and policies). The effective coordination of uses such as buildings, agricultural open spaces, streets, and walks or trails can improve the total living experience. Paradise's physical image and convenience of travel can be greatly enhanced through the application of sound community design concepts established in local ordinances and policies. Not only can the desirability of rural type residential living be improved but the desirability of Paradise as a working, and recreational center can be encouraged through appropriate community design standards. An organized and pleasing environment will attract and retain high quality development even when other factors may not be as favorable.

ELEMENTS OF RURAL COMMUNITY DESIGN

The Paradise Planning Commission studied certain aspects of community design which, implementation of results, would enhance the identity and aesthetic appeal of Paradise. Maintaining a Western flavor to architectural design, is important, especially around the central commercial district of the Town. Contemporary or "California Type" residences and businesses should not be discouraged, while more of a rugged, country and western ranching themes should be encouraged in building design. Certain "gateway" improvements on entry streets would serve to identify Town boundaries and create a favorable "first impression" of Paradise. Through the use of appropriate landscaping and markers on highway rights-of-way, Town entrances can promote a positive image and sense of community pride. The proper design of streetscapes with enhancement corridors where appropriate can also foster an appealing environment and a progressive attitude through the use of setbacks and creative landscaping and screening techniques. Incentive programs and the Paradise Planning Commission can encourage "above average" property design and maintenance. Town ordinances should also require site compatibility with respect to signs, buildings, setbacks, landscaping, and parking areas. Proper subdivision design can encourage buffering of residential neighborhoods from major travel corridors as well as improve the aesthetics of these corridors for the motorist and pedestrian.

SCALES OF COMMUNITY DESIGN

To be effective, good community design must be achieved at each of three scales. At the Town scale, community design should have features and characteristics that will unify and help provide a sense of the physical and social community. At the neighborhood scale, community design should offer many opportunities for improvement of neighborhoods and commercial districts. Opportunities will be provided to create many new unifying focal points, to strengthen boundary features, to recapture and recall elements of historic or natural importance, to maintain the character and attractiveness of older neighborhoods and farms, and to introduce desirable interest and variety. At the individual project scale, rural country and community design standards can be applied to private or public buildings, streets, landscaping and parks as well as fences and signs.

STRATEGIES FOR IMPROVED COMMUNITY DESIGN

The strategies for achieving a good community design and enhancing the physical small town image of Paradise must deal with problems and opportunities at all three scales of the community design. The strategies that follow may impact the design at one, two, or three scales.

1. The Development and Adoption of a Paradise Community Design Plan

This would include an inventory and assessment of existing natural and manmade physical features which help shape a positive image. The plan would help identify rural design objectives at the Town, neighborhood, and project scales and establish a framework for the development of neighborhood and sub-area plans to meet these objectives. A rural community design plan could also recommend means whereby individual projects might respond to design objectives at all three scales and provide policies for refinement and implementation of the plan.

2. Neighborhood and Sub-area Planning

Neighborhood and Sub-area plans should include design recommendations within the framework established by the Community Design Plan. The neighborhood plans provide a tremendous opportunity to obtain good design and accomplish the important tie between individual project proposals and the accomplishment of Town and neighborhood design objectives. This plan would most likely be development in conjunction with a Master Planned Development type of project and would assure that agricultural and farming uses blend into the plan well and are protected from encroachments of the development.

3. Community Design Review

The larger public and private projects have a significant impact upon the environment. These projects have the potential to greatly enhance the environment if properly developed and to set a positive example for future projects. In addition to being attractive and functionally sound, such projects have an important role as a means of carrying out town design objectives.

4. Regulatory Measures

Good Community design should be fostered in the standards employed in zoning, subdivision, and other regulatory codes and in design standards for certain public and private improvements. Rigid, insensitive codes and standards can stifle efforts to achieve good design. On the other hand, lack of standards often can lead to ignoring design standards all together. Continued updating of the zoning ordinance provides an opportunity to encourage improved Town design. Existing standards, criteria, and design practices need to be examined closely for their impact on design, and they should be supplemented and refined. This would include the standards applied in site plan review, street, sidewalk and sign design, and in the design of all public buildings.

5. Public Awareness

Increased public awareness of design concepts can have the effect of encouraging good community design.

6. Maintenance

Maintenance or “housekeeping” is another area of concern in achieving good design. A positive town image and attractive and functional facilities are dependent upon proper maintenance. Facilities must be maintained, refuse must be picked up, mowing of the public parks and facilities must be undertaken and upkeep and maintenance of roads and other surfaces should be properly maintained. Well designed and maintained public facilities should help influence others to maintain private property.

CONCLUSION

Paradise's physical image and enhancement of that image through good design are important to the economic well-being and the quality of life within the community. For Paradise, good community design should be accomplished at each of three scales. A community design plan should be formulated, even if it is a simple one at first. Neighborhood plans and public and private projects must reflect community and rural small town agricultural values and objectives.

The following goals and objectives should be implemented through ordinances revision or design, site and plat review and capital improvement planning.

GOAL:

TO PROMOTE AND FOSTER THE CONCEPTS OF GOOD COMMUNITY DESIGN AT THE TOWN, NEIGHBORHOOD AND INDIVIDUAL PROJECT LEVELS, AND TO STRENGTHEN THE RURAL, AGRICULTURAL SMALL TOWN IMAGE OF THE TOWN OF PARADISE,

8.1 OBJECTIVE

As an item of public policy adopt a community design at the Town, neighborhood, and individual project levels.

8.1.1 Policy

Establish and regularly review, strong and adequate procedures for improving the quality of roadside appearance, including signs, litter, weeds and abandoned vehicles.

8.1.2 Policy

Establish and regularly update architectural controls and site planning standards for all areas of the town.

8.1.3 Policy

Establish a design review committee that can work with the Planning Commission to help create and maintain design guidelines for effective rural community architectures and master plans. This committee may also act as a design review team to advise the Commission on development projects and their designs and layouts.

8.1.4 Policy

Throughout the Town utilize all opportunities to strengthen and create appropriate focal points, strengthen boundary features, link natural and manmade elements and introduce desirable interest and variety to the town.

8.1.5 Policy

The town should sponsor, support and participate in beautification and design competitions for Town residents and property owners.

- Encourage high quality design throughout the town
- Vigorously enforce all town ordinances that seek and promote an attractive community development
- Adopt and vigorously enforce ordinances requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris

8.1.6 Policy

Continue support for the Town Beautification Committee add involve them in community design or beautification issues or programs addressed in this element as well as planning and annual competitions.

8.2 OBJECTIVE

Through the development review and site plan approval processes encourage quality developments that improve the livability of the town and its quality of life for town residents.

8.2.1 Policy

Strive for harmony and unity between individual development projects. Landscaping and coordinated tree plantings can do to unify adjoining developments.

8.2.2 Policy

All efforts should be required to screen mechanical equipment, parking, and storage areas from public view.

8.2.3 Policy

All setbacks, fencing, and landscaping on arterial or side streets should be consistent with zoning ordinance and create a unity throughout the town to strengthen the town's identity.

8.2.4 Policy

Improve the visual quality of developments throughout the town by encouraging the use and maintenance of generous natural landscaping areas that require little water or irrigation. More specifically:

- Separate residential and non-residential uses by permanent, easily maintained walls, solid fences, and combinations of space and landscaping
- Develop and update design standards for all commercial developments
- Improve the visual quality of all commercial areas by requiring the use and proper maintenance of generous landscaping areas or open spaces
- Development of major thoroughfares should blend harmoniously together promoting a country theme of oneness and unity

8.3 OBJECTIVE

Apply all appropriate rural countryside community design techniques to create a unique and powerful community identity and sense of place for Paradise.

8.3.1 Policy

All development within the town should recognize the open view amenities of the town and should not degrade public views and vistas.

8.3.2 Policy

As part of a community design program the town should reserve lands with unique features and character as permanent open space and preserve them through a Land Trust or other permanent method of protection.

8.3.3 Policy

The town should immediately commence a tree planting program to beautify and give "image" to the town. This could be facilitated through the Beautification committee

8.3.4 Policy

All signs allowed in the town should be high quality and promote a positive theme for the town.

8.3.5 Policy

Buildings throughout the town should promote diversity and interest and be imaginative in design and statement.

- All ordinances and standards adopted in the town should reflect the town's identity and personality, and eliminate cluttered aesthetically unpleasant commercial areas
- Utilize the western country type physical setting of the Town to promote a strong community identity for the Town of Paradise
- Encourage high quality country or mountain style design throughout the Town

8.4 OBJECTIVE

For all developments recognize that street improvements and streetscape play an important role in the town's identity.

8.4.1 Policy

Building setback, park-strip requirements and treatments should be sufficient and appropriate to create an aesthetically pleasing and functional streetscape.

8.4.2 Policy

The design of streets and street improvements should be evaluated from both aesthetic and functional perspectives. Elements of the streetscape should include traffic control devices, signs, lighting, medians, curb and gutter, parking strips, and tree plantings.

8.4.3 Policy

All Town street signs should be attractive, well maintained and functional, being clearly visible both day and night.

8.4.4 Policy

Major gateways into the town or developments in the town should identified, protected and enhanced in order to emphasize and preserve the character and appearance of the community:

- Encourage tree plantings for each lot in new subdivision areas
- Maintain consistent sidewalk, park-strip, and curb and gutter standards throughout the town
- Implement and monitor a sign control ordinance capable of protecting the town from, the negative impacts of visual blight
- Provide adequate, visible, and attractive street signage
- Recommend street design standards for each street classification
- Develop, maintain and recommend a standardized streetscape for Paradise. This streetscape should set “the” standard and address the items of street lighting, tree planting, signage, set-back and berm requirements for each street classification
- Provide attractive, landscaped entry treatments at all gateway entrances to the town

8.5 OBJECTIVE

Recognize that the people of the Town of Paradise are the greatest asset and define the most important quality and character of the town.

8.5.1 Policy

Encourage citizen participation and civic organizations to participate in Town planning and development activities, especially, continue to support and work with the Paradise Civic Clubs to further the civic spirit and goals of the town.

9.0 HOUSING ELEMENT

The goals, objectives and policies presented here are intended to be used to help guide and direct

residential development within the Town of Paradise.

GOAL:

TO PROVIDE AN ADEQUATE, SAFE, AND HEALTHFUL RESIDENCE FOR ALL CITIZENS OF THE TOWN AND TO ENHANCE THE COMMUNITY'S IDENTITY AND MOLD ITS COUNTRY CHARACTER. ALSO, TO ESTABLISH HIGH STANDARDS FOR RESIDENTIAL DEVELOPMENT AND MANAGE GROWTH OCCURRING WITHIN THE TOWN AND TO PRESERVE THE IDENTITY OF PARADISE AS A FAMILY-ORIENTED COMMUNITY WHILE PROVIDING A RANGE OF HOUSING TYPES, STYLES, AND PRICE LEVELS IN ALL AREAS OF THE TOWN.

9.1 OBJECTIVE

Continue the historic development pattern of single family dwelling on 1 - 1/4 acrea lots within the grid system.

9.1.1 Policy

Locate public buildings, such as elementary schools. churches, etc., so they form the nucleus or center of each neighborhood.

9.1.2 Policy

Neighborhoods should be bounded by major thoroughfares or natural features such as agricultural open space.

9.1.3 Policy

Residential areas should be grouped into neighborhoods and planned in relation to schools, playgrounds, parks, and other facilities.

9.1.4 Policy

Major thoroughfares and other manmade barriers should not disrupt neighborhoods.

9.2 OBJECTIVE

Develop and implement standards and policies that promote desirable characteristics in residential areas.

9.2.1 Policy

Reject subdivisions that creates "pockets" of development too small or too isolated to be served conveniently or economically by residential services and facilities.

9.2.2 Policy

Adopt and vigorously enforce ordinances requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris.

9.2.3 Policy

Local government will require the maintenance of open space and park areas to minimize blight and unsightly residential areas.

9.2.4 Policy

Schools, churches, libraries, fire stations, and other public buildings and structures, located in residential areas, should provide attractive and well maintained landscaping.

9.2.5 Policy

Protect and enhance residential amenities when possible by reducing conflicts with adjacent uses.

9.2.6 Policy

Commercial, industrial, and other non-compatible activities will not be permitted in or allowed to expand or encroach upon residential developments.

9.3 OBJECTIVE

Provide safety in and accessibility between all residential areas.

9.3.1 Policy

Design of new residential areas should use grid layout.

9.3.2 Policy

Require street lights rather than yard lights in new subdivision areas.

9.3.4 Policy

Require developers to study and provide protection for development in areas of high ground water or flooding by using environmentally sensitive subdivision layouts and building designs and remediation measures.

9.3.6 Policy

Require adequate off-street parking in residential areas.

9.3.7 Policy

Enforce Town ordinances requiring the adequate piping of irrigation ditches and the fencing of irrigation canals in residential areas.

9.4 OBJECTIVE

Increase community pride by improving the appearance of all residential areas.

9.4.1 Policy

Encourage street-side tree planting for each lot in new subdivision areas.

9.4.2 Policy

Develop and implement a shade tree and landscape ordinance to encourage a quality rural environment.

9.4.3 Policy

Maintain consistent sidewalk, park-strip, and curb and gutter standards throughout the Town.

9.4.4 Policy

Town-wide beautification programs should continue to be encouraged and supported by the Town to strengthen citizen pride.

9.4.5 Policy

Promote compatible, aesthetically pleasing architectural design in residential areas.

9.5 OBJECTIVE

Enhance the visual character of residential areas and provide for the preservation of environmental values.

9.5.1 Policy

Encourage the creation of residential areas which are sensitive to natural features and environmental constraints.

9.5.2 Policy

Protect environmental values by using master planned developments which provide and maintain permanent open space, are harmoniously integrated with agricultural areas and preserve overall density requirements.

9.5.3 Policy

Encourage the preservation and enhancement of areas that should be maintained for scenic, historic, conservation, or public health and safety purposes.

9.5.4 Policy

Require the use of underground utility lines where feasible.

9.6 OBJECTIVE

Require single family detached, owner-occupied housing that meets minimum standards for new developments.

9.6.1 Policy

Develop minimum design standards in the Land Management and Development Code to address

aesthetics in housing design and construction.

9.7 OBJECTIVE

Manage the timing of residential development so that adequate streets, water, sewer, drainage facilities, schools and other essential services can be economically provided.

9.7.1 Policy

Permit development to the degree that it can be served by the Town's resources without impairing them or existing residents.

9.7.2 Policy

Subdivision of land will be in accordance with the General Plan; Land Management and Development Code; and the Subdivision Ordinance as well as applicable infrastructure master plans in effect and directed by the standards set.

9.7.3 Policy

Area studies must be prepared by developers showing the relationship of the subdivision to the neighborhood of which it is a part. Access to the general street system, school, recreation sites, and other facilities and services should be shown.

9.7.4 Policy

All development projects must be sequenced and built concurrently with infrastructure or services required by the development.

9.8 OBJECTIVE

Ensure that both existing and future town residents, as well as developers, have security in their actions and decisions and that there is developed and maintained an atmosphere of stability and confidence in all decision making.

9.8.1 Policy

Decisions involving housing and housing policies should be made within the framework of the goals and objectives of the General Plan.

9.8.2 Policy

Town revenue needs, economic pressure, or developer "whims" should not be allowed to compromise housing policies or standards.

9.8.3 Policy

Reject the intrusion of non-compatible uses in residential areas, with the exception of conditional uses outlined in the zoning ordinance.

9.8.4 Policy

Reject division of existing subdivision lots which may be detrimental to housing character or

housing values.

9.8.5 Policy

A major consideration for approval of subdivision and residential projects should be their effect on adjoining and surrounding uses and that they will not hinder with operation of agricultural functions in any way.

9.8.6 Policy

Development should always pay its own way.

9.9 OBJECTIVE

Maintain flexibility in land development standards consistent with good design and efficient function.

9.9.1 Policy

Continually review zoning and subdivision ordinances to assure that creative solutions to development are not precluded.

9.9.2 Policy

Encourage use of vacant lots within existing residential areas.

9.10 OBJECTIVE

Allow reasonable choices for single-family residential types throughout the town.

9.10.1 Policy

Mobile homes parks will only be allowed where single-family developments are not feasible and where conflicts do not occur with surrounding residential, commercial, open space, or other uses.

9.10.2 Policy

Manufactured housing will be permitted in all areas of the town provided it meets standards and codes, and is architecturally compatible with the surroundings.

9.10.3 Policy

Group homes will be permitted only if they comply with the residential character of an area. Development applications for group homes will be assessed on their individual merits. (Group homes will require a conditional use permit, as outlined by the Zoning Ordinance).

10.0 TRAFFIC & CIRCULATION ELEMENT

The Town of Paradise has formulated the following goals and policies to provide direction in decisions regarding transportation planning and development.

GOAL:

TO DEVELOP A UNIFIED TRANSPORTATION SYSTEM THAT PROVIDES EFFICIENT, COMFORTABLE, AND SAFE MOVEMENT OF PEOPLE AND GOODS IN AND THROUGH THE TOWN,

10.1 OBJECTIVE

To improve traffic movement on Town streets and access to all areas of the Town.

10.1.1 Policy

Implement a streets hierarchy for the Town of Paradise composed of:

- Major arterial streets
- minor arterial streets
- collector streets
- local neighborhood streets

The principal function of arterial streets is to move large volumes of through traffic on a continuous route over a substantial distance. Land access is a secondary function. Access, intersection spacing and parking can be controlled to preserve the through traffic function of arterial streets.

Collector streets are designed to move traffic, as well as provide some land access. They are streets which move primarily through residential areas and carry traffic from local streets to the arterial system.

Local neighborhood streets should provide vehicular and pedestrian access to all land parcels. With the movement of traffic being a secondary function, local neighborhood streets should be designed to minimize through traffic and to add privacy and identity to a neighborhood.

10.1.2 Policy

Enforce the streets hierarchy with local streets emptying onto collectors, which empty onto arterial streets.

10.1.3 Policy

Recommend street design standards for each street classification.

10.1.4 Policy

Based on the street hierarchy, develop, adopt and regularly update a Master or General Street Plan with the accompanying Official Street Map, for Paradise

10.1.5 Policy

Develop and widen arterial and collector streets, as defined by the Paradise Master Streets Plan as recommended.

10.1.6 Policy

Preserve the through traffic function of arterial streets by minimizing points of property access intersections, and on-street parking.

10.1.7 Policy

Require subdivision designs and site plan layouts which minimize points of access onto arterial roads.

10.1.8 Policy

Require school bus and fire equipment access and turn arounds in all developments.

10.1.9 Policy

Do not allow any dugway type accesses on to arterial highways or collector streets from benches or mountain side, thus improving safety and minimizing erosion and appearance problems on hill sides.

10.2 OBJECTIVE

To ensure that the Town's transportation systems meet present and projected demands.

10.2.1 Policy

Continually monitor and evaluate the road system to ensure that proposed and existing road designs will adequately meet the demands of the community.

10.2.3 Policy

As directed by the Paradise Streets Master Plan reserve the necessary rights-of-way in new developments to meet the road's ultimate function in the system.

10.2.4 Policy

Develop and annually update a Capital Improvements Program to meet the transportation demands of Town residents in timely and cost efficient manner.

10.2.5 Policy

Educate all Town residents and solicit support in the formulation and development of an on-going road improvements program.

10.2.6 Policy

Maintain a close cooperation with the Utah Department of Transportation to improve all state roads and their safety within the Town.

10.2.7 Policy

All street improvements should be in harmony with state plans and requirements for future traffic service.

10.2.8 Policy

Work aggressively for the construction and completion of all necessary road improvements.

10.2.9 Policy

Continue to apply by grant & lobby, where necessary, for federal and state funds to meet the transportation needs of the Town.

10.2.10 Policy

Consider and evaluate, based on cost effectiveness and need, participating with the State for the improvement of the state road system within the Town.

10.2.11 Policy

The Town will maintain and regularly update street construction specifications to prevent premature street deterioration. The Town will not accept for dedication any street constructed at below standards.

10.2.12 Policy

To ensure all streets meet construction specifications the Town will maintain a high level of engineering inspection services.

10.3 OBJECTIVE

To provide a network of pedestrian, equestrian and bicycle trails throughout the Town, including sidewalks, walkways, bike ways, and rural trails.

10.3.1 Policy

Establish and maintain a safe network of bicycle routes and pedestrian trails, which connect activity centers in the Town. Activity centers will include, but are not limited to, schools, churches, parks, arenas, and public buildings.

10.3.2 Policy

In cases where the sidewalk is located directly adjacent to the curb and gutter, the minimum sidewalk width will be six (6) feet.

10.3.3 Policy

The requirement for, and location of sidewalks in commercial areas will be evaluated and determined by the Planning Commission.

10.3.4 Policy

Require pedestrian and handicapped access to, and within all parts of commercial developments.

10.3.5 Policy

Recognize the need of a bicycle, equestrian and rural trail network as a valuable community asset. Preserve all areas including sensitive lands that may be suitable or required to develop this system through adopted trails plans.

10.4 OBJECTIVE

To improve the safety of all Town streets and intersections.

10.4.1 Policy

Develop and recommend street design standards to encourage higher levels of safety on all Town streets.

10.4.2 Policy

Widen, improve, or replace bridges which are obstacles to traffic flow and safety.

10.4.3 Policy

Adopt an on going street marking program to ensure street markings are clearly visible at all times.

10.4.4 Policy

Improve the safety and aesthetics of Town streets by ensuring the arterial and collector road network is well lighted.

10.4.5 Policy

Ensure that street identification signage is clearly visible both day and night with particular emphasis on the arterial street system.

10.4.6 Policy

Enforce Town ordinances requiring the off-street parking of trucks and recreational vehicles.

10.4.7 Policy

Encourage the County to police and vigorously enforce Town speed limits, especially near residential areas.

10.4.8 Policy

Provide adequate space in subdivision design to allow safe and orderly vehicular and pedestrian movement throughout the neighborhood.

10.4.9 Policy

Work closely with the Cache School District and other organizations, in selecting locations for schools to minimize the necessity of children crossing arterial roads.

10.4.10 Policy

Protect crossings for children, particularly near schools and recreation areas.

10.4.11 Policy

Provide the highest level of public safety possible to prevent traffic accidents.

11.0 PARKS AND RECREATION ELEMENT

It is the intent of the Paradise General Plan that parks and recreational facilities and programs be developed and operated in a responsible manner. The following goal, objectives and policy statements were established by the Town as a guide in acquiring and developing park property and open space and in developing and maintaining an appropriate and comprehensive recreational program in the Town.

GOAL:

TO PROVIDE FACILITIES FOR A BALANCED PROGRAM OF PHYSICAL AND CULTURAL ACTIVITIES FOR THE RESIDENTS OF THE TOWN OF PARADISE.

11.1 OBJECTIVE

Recognize that parks and open spaces are essential ingredients of both the physical and sociological environments. These areas not only provide opportunities for both active and passive recreation, but also increase the provision of valuable Town amenities.

11.1.1 Policy

Continually expand and develop the Town's park, rodeo arena and recreational facilities to encourage Town residents to stay within the Town to participate in recreational pursuits .

11.1.2 Policy

Sites for park and recreational facilities should be identified and acquired as soon as economically possible in all areas of the Town.

11.1.3 Policy

The Town will reserve park and open space sites in developing areas while land is still available.

Park development can come later but only if the land is there to be developed. At this time, emphasis must be placed on acquisition to ensure the availability of future park sites.

11.1.4 Policy

Develop new and existing parks that meet the needs of young children, youth, families, groups,

and the elderly.

11.1.5 Policy

Work with the school districts for the development of joint Town school recreational facilities.

11.2 OBJECTIVE

Strive to meet the present and future recreational demands of all sectors of the Paradise community.

11.2.1 Policy

Identify and utilize a cost effective method to provide high quality recreational planning for the Town of Paradise.

11.2.2 Policy

Develop and maintain a parks and recreation master plan for the Town of Paradise. This plan should identify the location, purpose, and function of each facility as well as future improvements or modifications to each facility.

11.2.3 Policy

Employ progressive and suitable zoning and development techniques to acquire park and recreational sites in appropriate locations. These techniques may include required park dedications, density zoning, property options, joint venturing with developers and property owners, and other techniques.

11.2.4 Policy

Cooperate and participate with Cache County for the coordination of recreation planning within the Paradise area.

11.2.5 Policy

Strengthen and expand the recreational opportunities offered in the Town by encouraging the County to locate more recreational facilities in Paradise.

11.2.6 Policy

Open communication channels with surrounding communities to encourage intergovernmental cooperation to meet the recreational needs of area residents.

11.3 OBJECTIVE

Identify, pursue, and utilize all funding sources and development techniques that are available for park acquisition and development.

11.3.1 Policy

Funding alternatives used to acquire and develop parks and recreation programs should include, but not be limited to, federal, state, and county funds, Community Development Block Grants, impact fees, user fees, donations, revenue bonds, general obligation bonds, special improvement districts, and special service districts.

11.3.2 Policy

Seek out and utilize all available federal, state, and county funds to purchase and develop park and open space areas.

11.3.3 Policy

Assure that land and/or funds reserved for parks, open space, or other recreational facilities are not diverted to other community uses.

11.3.4 Policy

Set and continually update a realistic parks impact fee based on park development costs and the recreational needs of Paradise residents. The parks impact fee should make a significant contribution to the cost of park acquisition and development. The park impact fee should be used to meet the recreational demands of Town residents by:

- Providing park areas concurrently with development in new residential areas; and
- Providing "Town-wide" recreational facilities.

11.3.5 Policy

Promote and solicit the donation of recreation and parks equipment by private and corporate organizations and recognize their support.

11.3.6 Policy

Encourage the private development of park and recreation facilities.

11.3.7 Policy

Encourage and coordinate the improvement of neighborhood and sub-neighborhood park areas by Town residents and community groups.

11.3.8 Policy

Establish user fee schedules when an individual or group has exclusive use of a publicly owned recreational facility, including the Town Hall. These fees should be sufficient to operate, maintain, and restore the facility to its condition prior to use. Provide a higher rate for use of facilities by patrons living outside of the Town Limits.

11.4 OBJECTIVE

Ensure that all Town parks, buildings, land and recreational facilities are useful and attractive.

11.4.1 Policy

Park and recreation facilities should be planned and designed to meet their proposed purpose. Park design and improvement must recognize the continuing need to provide high levels of safety in park areas.

11.4.2 Policy

Protect park and recreation areas, including the Town property from incompatible developments and uses on adjacent properties.

11.4.3 Policy

Develop a Town property development plan to construct recreational type uses on a phased or annual basis as funds become available on the Eastern Town property. Work with the Forest Service and County to provide the best possible type of facility for the Town.

11.4.4 Policy

Increase park development standards to ensure that parks provide a quality recreational experience.

11.4.5 Policy

Enhance the appearance and “recreational viability” of existing parks and facilities.

11.4.6 Policy

Continue to establish high standards for park maintenance to ensure parks are well maintained and foster an attractive recreational environment.

11.4.7 Policy

Require that the maintenance of park and recreational sites be funded from user fees, general fund revenues, special improvements districts, or special service districts.

11.4.8 Policy

Maintain, in good condition, Town property reserved for future park and public facilities through lease agreements and other creative maintenance alternatives. Never sell Town property for residential development.

11.4.9 Policy

Through proper and appropriate site planning and design, seek to reduce operation and maintenance costs of park and recreational facilities.

11.4.10 Policy

Use vandal resistant materials and building designs in park areas and replace vandalized and inoperable park equipment and facilities as quickly as possible.

11.5 OBJECTIVE

Maintain and always strive to improve Paradise Celebrations.

11.5.1 Policy

Create an Paradise Celebration committee made up of the most dedicated of residents to work under the Town Council's direction in planning and operating the annual celebration.

11.5.2 Policy

Support and fund the celebration committee and assist them in every way possible to carry out their directive and mission.

11.5.3 Policy

With the help of the celebration committee. develop a long range master plan for future facility improvements to the celebration related facilities.

11.5.4 Policy

Keep the major celebration facilities located near the center of the Town. Design future land uses adjoining the facilities to compliment it rather than detract.

12.0 NATURAL RESOURCES ELEMENT

Paradise Town is Committed to protecting the Natural Resources that have enhanced its residential quality of life as well as the businesses of residents in and around the Town. The people of Paradise represent the greatest resource in Town and all policies regarding natural resource management should be developed not only to protect the land, but to protect the health, welfare, safety, and enjoyment of the citizens of Paradise.

Many factors contribute to the preservation of natural resources, not the least of which is protecting the farming and agricultural programs that have been developed by the farmers and ranchers in the area. Although the immediate consequence of this policy may not be realized, over a long term it will go further to develop an environment that is protected from outside development pressures and "over developing" than any other policy. Other protection measures include detailed protection lines and mitigation measures developed by code, not only to protect the environment, wildlife and scenic views enjoyed by the residents of the Town but also protection from geologic and other natural or manmade hazards.

GOAL:

TO PROTECT THE NATURAL SCENIC, AGRICULTURAL, WILDLIFE, WATER, AIR, SOLAR, LAND AND HUMAN RESOURCES ABUNDANT TO THE AREA AROUND AND WITHIN THE TOWN OF PARADISE AND TO PROVIDE PROTECTION FROM NATURAL AND MANMADE HAZARDS ASSOCIATED WITH DEVELOPMENT IN SENSITIVE AREAS.

12.1 OBJECTIVE

Develop and maintain "right-to-farm" policy for new and existing farmers and ranchers to protect traditional agricultural uses from excessive or unmanaged residential or commercial growth.

12.1.1 Policy

Protect agricultural access and farming rights by implementing buffers between producing farms and ranches and other incompatible developments.

12.1.2 Policy

Require protections and easements in and around developments for irrigation and other water courses, including land drainage systems.

12.1.3 Policy

Do not allow existing agricultural rights-of-way to become residential access corridors without proper improvements, including measures and/or facilities implemented to protect future agricultural access.

12.2 OBJECTIVE

Develop a sensitive lands overlay zone with accompanying regulations and requirements designed to protect existing residents and businesses as well as new development and residents by addressing effective land management and environmental issues such as:

- High value or critical wild life habitats
- Known or suspected wet lands
- Unsuitable or critical building soils
- Sensitive slopes or slopes over 25%
- Flood plain or flood areas
- High vegetation/fire danger
- Known geologic hazards
- View corridors
- Hillsides and ridge top protection

12.2.1 Policy

The main areas designated as Sensitive Lands Overlay Zones shall be as follows. All requirements of the underlying zones will apply plus any additional environmental assessment or impact statement(s) and solutions as imposed by the Town. The areas are generally described as:

- The Little Bear River Bottoms
- Western Hills
- East, West & Southern hills

12.2.2 Policy

New residential subdivisions in active river flood plains that are known to regularly flood during spring runoff season will not be permitted.

12.2.3 Policy

Extended regulations and environmental impact statements or analysis to areas outside the Sensitive Lands Overlay Zone if the Town staff, Planning Commission or Town Council decides that a sensitive land area exists on a smaller scale or area outside the main overlay zones.

12.2.4 Policy

Prohibit development in areas that are too sensitive or hazardous to be prudently and effectively mitigated using wise land management decisions and generally accepted environmental remediations or solutions.

12.2.5 Policy

Protect visual vistas throughout the Town and protect homeowners access to light and solar or passive energy uses.